

BRAC Advisory Group Meeting

Wednesday March 11, 2009

7pm-9pm

Buddy Ford Nature Center

1. Introduction of Members
 - a. Members went around the table and introduced themselves.
2. Role of the Advisory Group
 - a. The role of the group and city staff was discussed -
 - i. The group is advisory and may make recommendations with respect to the proposed development with regards to traffic, transportation, architecture, landscape and site design.
 - ii. Staff is acting in a support role to facilitate meetings and offer technical assistance to help understand reports, road improvements, site layout, building architecture and other documentation – staff will not be preparing additional reports.
3. Election of a Chairperson
 - a. Dave Dexter was unanimously elected chair of this advisory group.
4. Updates for City Staff
 - a. Status of the office building design - staff presented a power point presentation of the overall site layout and current building design – the group raised concern about the northwest elevation and creating architectural interest on the side of the building that will face the community – office will be LEED Silver and the Army is reviewing the possibility of LEED Gold – transit center will be LEED Gold – Army to explore the incorporation of retail in the transit center.
 - b. RPA and Open Space mitigation –
 - i. Due to impacts from the construction to the RPA the Army will provide a monetary contribution to the City (approximately \$400,000.00) to provide enhancements to Holmes Run stream bed.
 - ii. The Army and the City are in discussion about a monetary contribution to mitigate the additional impacts to the internal open space due to the location of the north parking garage.
5. Updates by the Duke/Army:
 - a. Construction Timing –
 - i. Construction is on going – this is a design build project – requires a fast track for construction - if any issues arise – contact person is Jerry Dawson – 703.578.7700

- ii. Erosion control measures are in place to protect the Winkler Preserve.
 - iii. Duke Realty has improved the existing stormwater ponds by removing the existing sediment in the ponds and will monitor the situation during and after construction.
 - iv. During Construction phase the City/Fairfax County will provide emergency services to the site – these services will be billed to either Duke Realty or Clark Construction.
 - v. For the long term services – the City is in discussion with the Army.
 - vi. Seminary and Beauregard interchange improvements have been submitted to the City for review – Tom will bring the plans to the next meeting for the group to review – construction to start this summer – these improvements should be coordinated with traffic peaks, transit and pedestrian circulation.
- b. Status of the Transportation Demand Mitigation Plan (TDM plan) – the Army is working on the plan – some aspects of the plan are:
 - i. Providing shuttle service to the site from the Pentagon
 - ii. The City and WMATA are reviewing bus routes and schedules
 - iii. Flex hours
 - iv. Tele-commuting
 - v. A goal of 40% mass transit usage of their employees
 - vi. Employees will be able to park in the garage for free – **not** a incentive to take mass transit
- c. Status of the slip ramp discussions – direct access into the DoD site - Eligibility of Defense Access Road (DAR) – if the project is a DAR it is subject to a review with specific criteria and different funding – if it not a DAR the process is easier – pending the review a determination about this status will be made.
- d. HOT Lanes – the plan has been submitted to the federal Gov't for review — the HOT lanes will widen the slip ramp – northbound – and add capacity – there is a provision that the existing first left hand turn lane will be eliminated and drivers will have to proceed to Beauregard – if the proposal moves forward – the City will monitor to ensure better flow of traffic – the plan is docketed for the Council this Saturday, March 14th – Council has questions to be answered prior to making a decision about the HOT lanes – questions are available on the Council docket.
- e. Status of the parking garage and RIF building designs and location:
 - i. The northern parking structure internal circulation is being reviewed in an effort to make it's traffic flow more efficient.

- ii. The northern garage will not add another level added to create a green roof – the City and Duke Realty are discussion for other options.
 - iii. The Army is reviewing the potential of adding an additional entrance to the garage to facilitate vehicular movement.
 - iv. The Army is reviewing the potential of removing the parking structure from the secured portion of the development to facilitate ingress and egress to the structure and facilitate pedestrian movement on the site between the existing office uses.
 - v. Archaeology has been finished – no significant findings.
 - vi. The RIF is required by Federal regulations and the Army is not anticipating it being relocated to the Pentagon at this time.
 - f. Next NCPC meeting date – to be determined pending the development of the overall design – the next submission will be for final design of the office building and the parking structures.
6. Other
- a. People parking all day at Southern Towers and then take metro- causes problems.
 - b. Discuss the process for a neighborhood to become eligible for residential parking stickers.
 - c. West End Small Area Plan – tentatively scheduled to begin the public process this fall - JBG – a large property owner – will be participating in that process as they hope to redevelop some portions of their properties with more amenities that might service the new employees of the Mark Center.
 - d. Concerns about pedestrian safety and traffic congestion.
 - e. Concern that there currently is no comprehensive, integrated, intermodal plan in place – these are some citizen’s comments.
7. Future Meetings – Next meeting April 13th
Tentatively at the Ramsay Auditorium
8. Follow Up
- a. Tom to bring road improvement plans to next meeting
 - b. Tom/Jerry make some inquiries about the trees that have been flagged on Seminary
 - c. Dave - form a subcommittee to meet with the Tom to discuss the TDM
 - d. Tom to arrange for members of the transit group to come to a future meeting so that the group can give input before it is finalized - **or next? Or when the process is further along?** – DASH, Metrobus, HOT Lanes
 - e. Army to check on the status of the employee’s parking – free or paid
 - f. Staff prepare meeting minutes and post on P&Z’s Web Page